



Carwood House, Hindolveston

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Independent Estate Agents
Pointens





**Carwood House, The Street,
Hindolveston Norfolk NR20 5DA**

Norwich 20 miles, North Norfolk Coast 10 miles
Holt 7 miles

Carwood House is a former coaching inn situated in a secluded location within this popular North Norfolk Village. The exceptionally well appointed accommodation has a wealth of period features and offers four reception rooms and five bedrooms.

£2850 Per Calendar Month



The Property

The property offered for let is a very spacious character property dating back to the seventeenth century situated in quiet secluded grounds of this popular village. This former coaching inn has been meticulously restored by the current owners in recent years and now offers exceptionally well appointed accommodation with four reception rooms and five bedrooms. The property has period features to include inglenook style fireplaces and exposed wooden beams, it also enjoys oil fired central heating and sealed unit double glazing. Outside there is off street parking for several vehicles and a pleasant rear garden mainly laid to lawn together with a terrace directly behind the house.

Location

The village of Hindolveston is in the heart of beautiful North Norfolk countryside. Around two miles away are the villages of Melton Constable and Briston offering an extensive range of amenities to include village shops, a bakery, butchers, a garage and a primary school. Around four miles away is the market town of Holt. Holt has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The county city of Norwich is about twenty miles away with a fast rail link to London (Liverpool Street). Norwich airport has direct access to most destinations via Amsterdam (Schipol).

Directions

Leave Holt on the B1110 to Dereham. Proceed through the village of Thornage. After going through an S bend, take the next turning left signposted to Melton Constable. After around 1 mile you will come to a T junction. Turn right and then immediately left, signposted to Hindolveston. Continue for 2 miles and at the T junction in the centre of Hindolveston turn right into The Street. The entrance to Carwood House will then be found on the right hand side.

Accommodation

The accommodation comprises of:-

Front Door

Leading to:-

Entrance Hall

Staircase to first floor, tiled floor.

Kitchen/Breakfast Room (28'6 x 11'10)

Range of fitted base units with wooden working surfaces over, inset Butler sink with mixer tap. Electric Stoves cooking range and gas hob with extractor hood over, fitted dishwasher. Tiled floor, walk-in pantry with fitted shelving. Fridge/freezer. Under floor heating. Double doors leading to the rear garden.

Utility Room (14'7 x 5'9)

Range of fitted base units with inset sink, plumbing for automatic washing machine and tumble dryer. Radiator. Boiler for central heating and domestic hot water. Airing cupboard. Tiled floor and stable door to the rear garden.

Cloakroom

Wc, pedestal washbasin, shower cubicle, tiled floor.

Sitting Room (21' x 16'3)

Inglenook fireplace housing a wood burner. Television point, shelved recess. Heavily beamed ceiling. Radiator.

Dining Room (15'7 x 11'6)

Inglenook fireplace, radiator. Heavily beamed ceiling, tiled floor.

Study (13'8 x 12' double aspect)

Inglenook fireplace housing a wood burner. Telephone point, radiator. Heavily beamed ceiling, tiled floor.

Drawing Room (21'10 x 11'7 double aspect)

Television point, staircase to the first floor with a cupboard under. Two radiators. Doors to the front and rear aspects.

First Floor Landing

Leading to

Bedroom One (20'10 x 16'5)

Polished wooden floorboards, period fireplace, radiator.

Dressing Room

Fitted shelving and hanging wardrobe space. Radiator.

En-suite

Wc, vanity unit with basin over, shower cubicle. Radiator, polished floorboards.

Inner Landing

Radiator.

Bedroom Two (14'9 x 11'10)

Radiator, vaulted and timber ceiling. Television Point.

Bedroom Three (14' x 12'4 double aspect)

Radiator, vaulted and timber ceiling. Television point.

Jack and Jill Bathroom

Panelled bath with mixer tap and shower attachment, shower screen. Vanity unit with basin over, wc. Radiator, polished floorboards.

Bedroom Four (13'10 x 9')

Radiator, vaulted ceiling. Television point.

Bedroom Five (13'5 x 7'3)

Radiator. Television point.

Family Bathroom

Roll top bath with claw feet with mixer tap and shower attachment. Wc, vanity unit with basin over. Shower cubicle. Radiator.

Curtilage

The property is approached over a long driveway and this in turn leads to the front of the property and to the off street parking area for several vehicles. To the rear of the property there is a paved terrace with steps leading up to a lawned garden.

General Information

Rent: £2850 per calendar month, payable in advance.

Type of Let: Unfurnished assured short hold tenancy. Initially 6 months.

Damage Deposit: £3288 refunded at the end of the tenancy if no claim is justified.

Services: Tenants will be responsible for all services and council tax.

Council Tax Band: F

Local Authority: North Norfolk District Council, tel: 01263 513811

References required: Bank, employment and present or previous landlord if applicable. We also carry out a credit check.

Fees: There will be a £650 holding deposit, the latter being refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets will be considered.

Availability: This property is available from September/October 2023

Term and length of tenancy: Unfurnished assured short hold tenancy, initially 12 months.

Viewings: Through the agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H30943L.

Important Notice

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